



JOSEPH DIGIROLAMO
MAYOR

BENSALEM TOWNSHIP COUNCIL
February 12, 2018 - 7:00 p.m.
Council Chambers

2400 BYBERRY ROAD
BENSALEM, PA 19020
BUSINESS: (215) 633-3600
FAX: (215)-633-3609
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COUNCIL AGENDA

1. **Opening** of meeting with a moment of silent meditation or prayer and the **Pledge of Allegiance to the Flag.**
2. **Public Comment:** Agenda Items
3. Approval of **Council Minutes** for meeting date: **January 22, 2018**
4. **Consideration** and **public hearing** on an **Ordinance** amending Part II Chapter 232 of the Township's Code, "Zoning", to add a new overlay zoning district in Article VI, known as "Division 7: STREET ROAD COORIDOR TOWN CENTER OVERLAY DISTRICT" and to amend the Zoning Map.
5. **Consideration** and **public hearing** on an **Ordinance** amending the Township's Zoning Ordinance Part II, Chapter 232 of the Township Code, to amend Article II, Section 232-31, To amend the Bensalem Township Zoning Map to re-zone and re-classify Bucks County Tax Map Parcel Numbers 2-60-15 and 2-30-115 from IN – Institutional to R-2 – Residential; To repeal all inconsistent ordinances; and to establish an effective date therefor.

6. **Consideration** of a **Resolution** authorizing the acceptance of a Municipal Grant Program Contract awarded by the Redevelopment Authority of the County of Bucks in the amount of \$500,000.00 regarding the Bensalem Fire/EMS Upgrade Project.

7. **Consideration** of a **Resolution** authorizing the acceptance of a Municipal Grant Program Contract awarded by the Redevelopment Authority of the County of Bucks in the amount of \$165,000.00 regarding Bensalem Towns Against Graffiti.

8. **Consideration and signing of documents for:**

Applicant: C. Morelli Building and General Contracting
Location: 876 Mill Road
Proposed Use: Warehouse & Offices
Zoning Classification: LI (Light Industrial)
Tax Parcel: 2-23-19 and 2-23-20

A. Land Development Improvements Agreement
(4) Executed copies to be signed by Council upon consideration.

B. Stormwater Best Management Practice Operations & Maintenance Agreement
(4) Executed copies to be signed by Council upon consideration.

9. Consideration of a **Minor Land Development Plan:**

Applicant: **Brown's Superstore, Inc. c/o David Deets**
Location: 1837 Street Road
Proposed Use: Store
Zoning Classification: GC – General Commercial
Tax Parcel: 2-43-305-1 and 2-43-305

10. Consideration of a Lot Line Change:

Applicant: Carl Schneider
Site Information: 968 & 962 Bristol Pike
Proposed Use: Commercial
Zoning Classification: G-C (General Commercial)
Tax Parcel: 2-29-112 and 2-29-113

11. Consideration of a Land Development Extension Agreement with:

Applicant: Waterside Phase I, LLC
Location: Waterside Project
Tax Parcel: 2-65-22, 2-64-139 and 2-64-138

12. Request for Waiver of Curbs and Sidewalks Installation subject to payment of a fee in lieu of request.

Applicant: Harold Richard Garten
Site Information: 2617 Knights Road
Tax Parcel: 2-36-264

13. Consideration of a Reduction of Permit fees for Libertae, Inc. located at 5245 Bensalem Boulevard, Bensalem, PA.

14. Consideration of Escrow Release for:

Developers Request: Heritage Management Group, Inc. – Release #1 - Revised
Location: 1528 Bristol Pike
Tax Parcel: 2-30-11
Amount: \$ 452,263.92

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15. Consideration of Escrow Release for:

Developers Request: **Waterside Phase 1 & 1A – Release #14**
Location: State Road
Tax Parcel: 2-64-138, 2-64-139 and 2-65-22
Amount: **\$ 31,576.25**

16. Consideration of Escrow Release for:

Developers Request: **The Reserve – Release #6 - FINAL**
Location: 2026 Byberry Road
Tax Parcel: 2-45-1, 2-45-1-001 - 015
Amount: **\$ 7,200.00**

17. Public Comment

18. Other Business

19. Next Meeting: 2/26/18 - Adjournment

By: Ed Kisselback, Council Secretary

Council reserves the right to add or delete items to alter the order of business as they deem necessary.
Council meetings are cablecast on Bensalem Community Television and recorded for replay on:

Comcast Xfinity Cable Channel 22 Verizon Fios Cable Channel 34

Curfew for Council Meetings is 10:30 P.M.